

City Shape, Mobility & Infrastructure Policy



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1. Purpose

1.1 Overview

This policy guides Logan City Council's approach to sustainable urban development and infrastructure management. It consolidates existing policies to ensure consistent, transparent, and environmentally responsible practices across planning, construction, maintenance, and community engagement. It supports Logan city's growth while safeguarding public safety, environmental integrity and civic amenity.

2. Legislative and strategic alignment

This policy is embedded within a comprehensive statutory framework that governs land use, infrastructure delivery, environmental protection, and public safety. The key legislative instruments that collectively empower Council to regulate development, manage infrastructure assets, acquire land for public purposes, and ensure safe construction practices include:

- *Planning Act 2016*
- *Local Government Act 2009*
- *Building Act 1975*
- *Acquisition of Land Act 1967*
- *Workplace Health and Safety Act 1995*
- *Plumbing and Drainage Act 2018.*

Supporting legislation such as the *Biosecurity Act 2014*, *Land Act 1994*, and the *Queensland Development Code* further guide Council's responsibilities in managing land, vegetation, and built form. This policy aligns with:

- Logan City Council's Corporate Plan
- the *Logan Planning Scheme*
- the *Local Government Infrastructure Plan*
- the *Community Infrastructure Plan.*

This ensures that infrastructure and development decisions are consistent, future focused, and responsive to the community's needs.

3. Principles

We apply a consistent approach guided by the following principles:

3.1 Sustainable Development

Council promotes sustainable urban development by integrating environmental, economic, and social considerations into infrastructure planning and delivery. This includes prioritising low-impact construction methods, encouraging water-sensitive urban design, and supporting green infrastructure that enhances biodiversity and climate resilience. Sustainability is embedded across all stages of development, from early acquisition and design to long-term maintenance to ensure that infrastructure investments contribute positively to Logan's liveability and ecological health.

3.2 Safety and Accessibility

Public safety and equitable access are central to Council's infrastructure decisions. All development works including road upgrades, footpath installations, or stormwater systems upgrades are designed and maintained to protect pedestrians, cyclists, motorists, and adjacent properties. Council applies rigorous standards to ensure that infrastructure does not pose risks due to erosion, flooding, poor visibility, or structural failure.

Council ensures that infrastructure supports inclusive mobility. This includes clear guidelines for vehicular access, footpath design, and lighting modifications, as well as community consultation for temporary road closures and public events.

3.3 Resilience and Adaptability

Council ensures its infrastructure is designed to withstand changing environmental conditions, urban growth, and evolving community needs. Council prioritises resilience in its planning, particularly in areas prone to flooding, erosion, or climate-related risks. Council supports flexible infrastructure solutions that can be modified or

scaled over time. Whether through staged development, temporary installations, or early acquisition of land, Council works to ensure that infrastructure remains responsive to future challenges.

3.4 Community Stewardship

Council recognises that sustainable infrastructure outcomes depend on active collaboration with the community. Residents are encouraged to participate in the care and stewardship of public spaces, including landscaped footpaths, agistment areas, and neighbourhood signage. Council provides clear guidelines and support for community-led initiatives, ensuring that safety, amenity, and environmental standards are upheld.

Shared responsibility is also embedded in Council's approach to risk management, maintenance, and civic identity. Whether through consultation on road name changes or feedback on infrastructure projects, Council values the insights and contributions of local stakeholders. These partnerships strengthen civic pride and ensure that infrastructure reflects the values and aspirations of the Logan community.

3.5 Technology and Innovation

Council is committed to embedding technology and innovation into all aspects of infrastructure planning, delivery, and management. Data-driven tools and automated systems are used to enhance the monitoring, assessment, and maintenance of public assets, enabling early detection of risks, streamlined operations, and targeted interventions. This approach supports proactive infrastructure management and ensures that Council can respond efficiently to emerging challenges and service demands.

Digital platforms are also used to improve transparency and community engagement. Residents can access property-specific flood advice, submit infrastructure applications, and track service requests through Council's online systems. Geographic information systems (GIS), hydraulic modelling, and asset management

software are integrated into Council's planning processes to ensure decisions are evidence-based and spatially informed. By leveraging technology, Council strengthens its capacity to deliver infrastructure that is safe, resilient, and responsive to the needs of the Logan community.

4. Our Approach to City Shape, Mobility and Infrastructure

4.1 Infrastructure Planning and Early Acquisition of Property

Council takes a strategic and integrated approach to infrastructure planning, ensuring that development supports long-term sustainability, safety, and community wellbeing. Infrastructure decisions are guided by future growth projections, environmental constraints, and the need to maintain service continuity across the city.

When formulating annual roadworks, drainage upgrades, and public asset improvements, Council assesses the development potential of adjacent properties to ensure infrastructure investments are appropriately timed and scaled. This strategic approach avoids premature works and enables efficient use of resources.

Where early acquisition of land is required to support infrastructure delivery, Council applies a structured framework grounded in genuine hardship principles to ensure fairness and transparency. Early acquisition may be considered only when:

- The planning for the infrastructure project has progressed to the point where the configuration and footprint are clearly identified, and there is a known requirement for the whole or part of the property.
- The project qualifies as a Council Infrastructure Project and sufficient budget is available.

- The property is directly impacted by the future footprint of the project.
- All registered owners of the property request early acquisition.
- At least one of the owners is experiencing genuine hardship, as defined by Council's eligibility criteria.

Council will not consider early acquisition in circumstances where:

- The property is not directly required for the infrastructure project.
- The property is already under negotiation for purchase on the open market.
- Negotiations are occurring immediately prior to formal resumption under the Acquisition of Land Act 1967.
- The landowner had, or reasonably should have had, knowledge of the land requirement at the time of purchase, unless extenuating circumstances apply.

Eligibility for early acquisition is assessed against criteria including:

- Failed attempts to sell the property at fair market value.
- Refused or likely-to-be-refused development applications due to Council's future land requirement.
- Rejected equity loan applications due to diminished property value.
- Urgent medical conditions requiring liquidation of the property.
- Special circumstances such as inability to lease or pressing personal, domestic, or social reasons.

Applications must be submitted to Council and include supporting documentation. Council will assess applications on an individual basis, with final decisions made via Council resolution. If approved, acquisition will proceed via negotiated

agreement, not compulsory acquisition, and Council may reimburse reasonable expenses at its discretion. Council reserves the right to terminate negotiations if project alignment changes, the project is cancelled, or agreement cannot be reached within a reasonable timeframe.

Council uses bonding agreements to manage development obligations, including uncompleted works, performance guarantees, and maintenance responsibilities. These agreements provide financial security and ensure that infrastructure is delivered to standard, even where works are staged or deferred. Council also applies strict criteria for earthworks, drainage, and soil restraint to prevent nuisance, protect neighbouring properties, and maintain the integrity of public assets.

Infrastructure planning also incorporates water-sensitive urban design principles, ensuring that stormwater systems, basins, and drainage structures are resilient, functional, and environmentally responsible. Council supports the use of predictive modelling, geotechnical assessments, and staged approvals to ensure infrastructure remains adaptable to changing conditions and community needs.

4.2 Public Land Management and Access

Council promotes a shared responsibility model for the use, maintenance, and protection of public-facing land, including nature strips, footpaths, parks, and other community-accessible spaces. This approach promotes civic pride, equity, and local ownership, encouraging residents to actively participate in the care and stewardship of their local environment.

Council supports resident-led initiatives such as landscaping verge areas and installing artificial turf, provided they meet safety, accessibility, and infrastructure protection standards. Residents must obtain written approval from Council before undertaking any landscape works or artificial turf installation on footpaths. Applications must include site sketches, plant lists, and evidence of utility

checks, and must comply with Council's standard drawing.

Landscape works must be maintained by the adjoining property owner and must not interfere with utilities, stormwater systems, visibility for road users, or pedestrian safety. Hazardous plants, loose materials, and permanent structures are prohibited. Works must be confined to a defined area based on footpath width and property boundaries.

Artificial turf installations must be laid on a compacted, free-draining base and must not cover infrastructure, encroach on tree protection zones, or impede stormwater flow. Property owners are responsible for the full lifecycle management of the installation, including maintenance, repairs, and reinstatement. Council retains discretion to remove non-compliant or poorly maintained installations and may issue compliance or penalty notices if corrective action is not taken.

Infrastructure works that impact public land, such as the installation of vehicular access, excavation, and crossover sealing, must comply with Council's technical specifications and permit requirements. Where temporary road closures are requested for community events, Council facilitates approvals through consultation with residents and emergency services in alignment with the relevant local laws to balance public enjoyment with operational safety. Council also manages the release of access restriction strips, allowing dedication as road reserve where development approval has been granted and access is required via an unmade or constructed road.

4.3 Rent, Lease or Agistment of Council Owned Property

Council owns a portfolio of residential properties that may be offered for rent, subject to their condition, intended future use, and maintenance requirements. These properties are managed to ensure responsible stewardship of public assets while meeting operational and community needs.

The management of these properties is outsourced to a qualified residential property manager, appointed through a competitive quotation process in accordance with the *Local Government Regulation 2012 (Qld)*. The appointed manager is responsible for:

- Conducting quarterly inspections to ensure tenant compliance.
- Coordinating maintenance and repairs under strict financial controls aligned with Council's governance and procurement policies.
- Advising Council on changes to landlord obligations, including statutory requirements.
- Providing quarterly reports detailing rent payments, inspection outcomes, maintenance forecasts, and other relevant matters.
- Delivering an annual report by December each year to inform Council's budgeting process, including proposed market rents and estimated costs for the upcoming financial year.

All tenancies are offered to the market and governed by General Tenancy Agreements under the *Residential Tenancies and Rooming Accommodation Act 2008 (Qld)*. Key tenancy terms include:

- **Rent:** Determined by market conditions, with advice from the property manager.
- **Termination:** Council may terminate a tenancy with at least 60 days' notice if the property is required for its original purpose or becomes uninhabitable.
- **Repairs and Maintenance:** Council is responsible for structural maintenance and annual pest inspections; tenants are responsible for routine upkeep as per tenancy obligations.

- **Insurance:** Council insures the building; tenants are responsible for contents insurance.

During the tenancy period rental income is allocated to cover maintenance, capital replacement, management fees, rates, depreciation, legal and valuation costs. Any surplus is returned to the income reserve to support future unplanned residential property costs.

Council also supports the responsible and beneficial use of Council-owned or controlled land by the community for temporary or interim uses such as agistment for livestock, which help maintain land condition, reduce maintenance costs, and foster community connection to place. Agistment permits or agreements are granted through a transparent process that considers land suitability, livestock type, and community interest, with clear terms for insurance, land care, and renewal. Specifically, Council will assess proposals against criteria that include:

Site suitability

- Physical characteristics, access, fencing and water availability.
- Compatibility with surrounding uses and the land's intended future purpose.

Risk and compliance

- Ability to meet biosecurity, animal welfare and public safety requirements.
- Evidence of appropriate insurance coverage by the agistee.

Community and environmental benefit

- Contribution to weed control, pasture management and cost reduction.
- Minimal environmental impact and responsible land care.

Value for money and administration

- Efficient administration and monitoring arrangements.

Council may impose conditions and may vary or revoke an agreement if conditions are breached or when land is required for its planned use.

4.4 Telecommunications Facilities on Council Land

Council recognises the importance of telecommunications infrastructure in supporting community connectivity and digital access. To manage requests from Carriers to install and operate telecommunications facilities on Council-owned land and infrastructure, a structured and transparent framework is applied.

Carriers may apply to install either Low Impact or High Impact Facilities on Council Property. Council encourages co-location opportunities to minimise duplication of infrastructure. Applications must include detailed plans, technical specifications, evidence of community benefit, and consideration of environmental impacts.

Depending on the nature of the facility:

- *High Impact Facilities* require a formal Lease agreement approved by Council resolution, and a development approval obtained at the Carrier's cost prior to lease execution.
- *Low Impact Facilities* may be granted Tenure through a Lease, licence, or access agreement, subject to Council approval or delegated authority.

All tenure arrangements must meet the following conditions:

- **Term:** Standard term is 10 years. Longer terms require Council resolution and planning approval.
- **Rent:** Must be equal to or exceed market value, determined by an independent valuer. Rent is reviewed annually, typically increasing by 3%.
- **Costs:** Carriers must cover legal, valuation, survey, stamp duty, and registration fees.

- **Use:** Facilities must be used solely for telecommunications purposes.
- **Insurance:** Carriers must maintain public liability insurance of \$50 million.
- **Restrictions:** No assignment or co-location without Council’s written consent.
- **Trust Land:** Additional requirements apply under the *Land Act 1994 (Qld)*.

Council retains the right to approve or reject applications based on strategic land use, community sentiment, and planning considerations. No works may commence until Tenure documents are executed.

4.5 Signage and Civic Identity

Council provides direction and guide signage to assist the public in locating essential services, community facilities, and recognised attractions. This signage supports wayfinding, enhances public safety, and contributes to the accessibility of key destinations across the city.

Requests for signage are assessed under a structured framework that categorises signs as follows:

- **Category A:** Essential services (e.g. police, ambulance, fire brigade, SES).
- **Category B:** Civic and municipal facilities (e.g. town halls, libraries, parks, sporting facilities).
- **Category C:** Community and educational institutions (e.g. churches, schools, medical centres, childcare).
- **Category D:** Tourist attractions of public, scenic, historic, or cultural interest recognised by Council.
- **Category E:** Service signs (e.g. hospitals, public toilets, accommodation, parking).

Applications must be submitted using the approved form and include the proposed location and wording. Wording must be in English, generic where

possible, and exclude business names. Specific school names may be permitted within character limits.

Sign specifications vary by category:

- Categories A–C: Blue background with white text, standard dimensions and font sizes.
- Category D: Brown background with white text.
- Category E: Type G7 signs compliant with the *Manual of Uniform Traffic Control Devices (MUTCD)*.

Signs must be located to avoid traffic hazards and environmental impacts, and where feasible, mounted on existing street-sign posts.

Installation and Maintenance:

- Council funds installation and maintenance for Categories A, B, and E, and Category D (unless for private commercial services).
- Other signs are installed at the applicant’s cost, with payment required post-approval and pre-installation.
- Damaged or faded signs will be removed, and replacement requires reapplication.

Approval Process:

- Applicants aggrieved by decisions for Categories C and D may request referral to Council via the relevant standing committee.
- Applications for signs on properties remote from major roads are more likely to be approved to avoid sign proliferation.
- Commercial facilities not listed in Categories A–E, including retirement villages, are generally not approved unless extenuating circumstances exist.

Declared Roads:

- Signs on declared roads must also comply with the *Metropolitan District Road Signing Guidelines* issued by the Department of Transport and Main Roads.

Council also recognises the importance of civic identity in shaping public spaces. Road name changes are considered where there is strong community support and a clear rationale, with consultation with affected residents. Through these measures, Council ensures that signage and naming practices reflect the values, heritage, and aspirations of the Logan community.

Council acknowledges that suburb boundaries play a role in shaping community identity and cohesion. While the authority to alter suburb boundaries rests with the Queensland Government, Council may support changes where there is demonstrated community benefit and strong local support. This includes providing documentation or letters of support for submissions made to the State Government and facilitating community consultation to ensure transparency and inclusivity. Through this limited but meaningful role, Council helps ensure that suburb boundaries reflect the evolving identity and needs of Logan's communities.

5. Continuous Improvement

Council is committed to the continuous improvement of its City Shape, Mobility and Infrastructure policy, programs and services. We regularly assess the performance and effectiveness of initiatives that support sustainable development, resilient infrastructure, community stewardship and technological innovation.

This includes reviewing operational data, stakeholder feedback and emerging trends to identify opportunities for improvement and innovation in planning, delivery and management of public assets.

A policy review may be triggered by:

- the adoption of new strategies or plans
- changes to legislation or regulatory requirements

- evolving community expectations
- advances in technology or service delivery
- developments in environmental or industry best practice.

By remaining responsive and forward-looking, Council ensures its City Shape, Mobility and Infrastructure policy remains relevant, effective and aligned with the needs of the community.

6. Definitions

Shared Responsibility: A shared responsibility refers to a cooperative arrangement between the Council and its residents whereby both parties contribute to the upkeep and management of public assets adjacent to private property, such as nature strips (verges). Under this model, Council retains ownership and regulatory oversight of these areas, while residents are encouraged to undertake routine maintenance of land adjoining their property.

7. Document Control

| Version Control | File Number | Document Number | Council Min No. | Description of Change | Effective Date |
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